

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **September 11, 2024** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

Roll Call: Present: Bob Fandrey, Gary Kaster, Pat Kiel, Ryan Macario, Terry Schaeuble,
Julie Sigmund
Absent: Ryan Roebke

Also Present: Village Administrator Travis Coenen, Planner Michael Leidig-Robert E Lee, Clerk-Treasurer Shelia Bowers, Deputy Clerk-Treasurer Patti Leitermann, Ben Vosters-Wrightstown Fire, Nathan Helbing-Wrightstown Fire, Tom & Linda Tucker, Dirk Bartolazzi, Brad Bosma

PUBLIC HEARING

Motion by J Sigmund, with a second by G Kaster to open the Public Hearing. The purpose of the Public Hearing was to hear from all persons and/or their agents on the following:

➤ **Planned Development District Final Approval**

Request by Midwest Expansion LLP for FINAL Planning Commission approval for a PDD (Planned Development District) for Parcels VW-W180-2 & VW-W180-5, Village of Wrightstown.

Chairman Terry Schaeuble asked three times for questions or comments from the Planning Commission and those in attendance and none were given.

Motion by B Fandrey, with a second by R Macario to close the Public Hearing for the Planned Development District Final Approval. **Motion carried.** (Adjourned at 6:02 pm)

MINUTES –

Motion by G Kaster, with a second by R Macario to approve the Planning Commission Meeting minutes from August 12, 2024 as submitted. **Motion carried.**

PRELIMINARY CONCEPT REVIEW, BARTOLAZZI HOMES REQUEST, PARCEL VW-584, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this preliminary concept review where Bartolazzi Homes is seeking Plan Commission input on a possible townhome development on this parcel. The property is currently zoned B-1 Business with PDD, but if this property is developed for this use, it would need to be rezoned to M-F Multi Family. The comprehensive plan adopted in 2016 designated this land as a future institutional use, with commercial being the dominant use on this block. Discussion held about the intersection with driveway location(s), future sidewalk placement, and lot lines/setbacks. The Plan Commission is open to this development moving forward.

COMMERICAL PDD REVIEW, MIDWEST EXPANSION LLP, 4557 COUNTY RD U, PARCELS VW-W180-2 & VW-W180-5, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this review for the Ace Hardware and Retail Center PDD for these 2 recently split lots to allow flexibility and approval. Motion by G Kaster, with a second by R Macario to approve this Commercial PDD review for Midwest Expansion LLP on Parcels VW-W180-2 & VW-W180-5. **Motion carried.**

EXTRATERRITORIAL CSM REVIEW, TOM & LINDA TUCKER, 1893 CTH ZZ, PARCEL W-214, TOWN OF WRIGHTSTOWN—

M Leidig presented this extraterritorial CSM review where the owners want to make clear they own an outlot on the Fox River. No development is proposed at this time, so no adverse impacts are expected. Should a dock or pier be installed in the future, it is not anticipated to be detrimental to Village interests and if it were in the Village would need to follow Village requirements. Applicant insists that the outlot was always part of their property; however, it does not show up on parcel viewer and does not have a parcel identification number.

Motion made by B Fandrey, with a second by P Kiel to approve this extraterritorial review for Tom & Linda Tucker at 1893 CTH ZZ, Parcel W-214, Town of Wrightstown, per staff recommendations:

- Staff recommends approval of the proposed extraterritorial CSM without condition.

Motion carried.

SITE PLAN REVIEW, BRAD BOSMA – WRIGHTSTOWN HEALTH LLC, 202 PLUM ROAD, PARCEL VW-14-8, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this Site Plan review where the applicant is requesting a permit to construct a proposed accessory building on their parcel. The accessory building is proposed to be a combination green house and storage shed. A privacy fence 6’ tall and 100’ long is also proposed approximately 10’ off the property line and will connect to the accessory structure.

Motion made by R Macario, with a second by G Kaster to approve this site plan review for Wrightstown Health LLC at 202 Plum Road, Parcel VW-14-8 per staff recommendations:

- Submittal and approval by the Village Building Inspector.
- Fence shall be installed with the most attractive side facing away from the property.
- Building and fence shall be installed following all applicable Village and State codes, including proper erosion control. **Motion carried.**

ADJOURN –

Motion by G Kaster, with a second by R Macario to adjourn the meeting. **Motion carried.**
(Adjourned at 6:42 pm)

Patti Leitermann
Deputy Clerk/Treasurer